

AFTER RECORDING MAIL TO:
Wilma Louia
PO Box 675
Burlington, WA 98233

200008280002
Kathy Hill, Skagit County Auditor
8/28/2000 Page 1 of 5 8:51:58AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-94059-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Donnette Coble Lennox, Dennis Coble

Grantee(s): Wilma Louia

Abbreviated Legal: ptn GL2 S25-T36N-R2E

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 360225-0-009-0008/P46962, 360225-0-015-0406/P46973

THE GRANTOR Donnette Coble Lennox, who acquired title as Donnette Coble Lennox, and Dennis Coble, each an undivided 1/2 interest as their separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wilma Louia, an unmarried person as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

See Attached Exhibit A

SUBJECT TO Easements recorded under Auditor's File No.s 489782, 608270, 626439, 206027, 720560, 880509, 8112020003, 8112020004; Rights of the Public or riparian owners affecting portion which is now or has formerly been covered by water.

36978
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Dated this 23rd day of August, 2000

By Donnette Coble Lennox
Donnette Coble Lennox

AUG 28 2000

By Amount Paid \$ 4590.00 *WL*
Skagit County Treasurer
By: *SP* Deputy

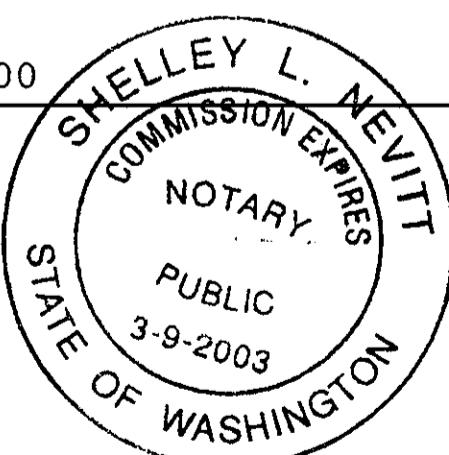
By Dennis Coble
Dennis Coble

By _____

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Donnette Coble Lennox and Dennis Coble is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 27 2000



Shelley L. Nevitt
Shelley L. Nevitt
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 3/09/2003

Exhibit A

PARCEL "A":

That portion of Government Lot 2 in Section 25, Township 36 North, Range 2 East, W.M., lying within the following description:

Beginning at the meander corner common to Sections 25 and 26 in said Township and Range;
thence Easterly along the meander line 5 chains and 30 links;
thence South 33 feet to the true point of beginning;
thence West 66 feet;
thence South 60 feet;
thence East 66 feet;
thence North to the point of beginning,

EXCEPT that portion of said premises, if any, lying East of the Easterly line of those premises conveyed to Robert Earl Green, et ux, by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement for ingress and egress over an existing roadway as it lies on the ground consisting of a strip of land approximately 10 feet in width lying West of and adjoining the Easterly line of those premises in Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., conveyed to Robert Earl Green by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, as said easement was confirmed by Decree entered in the Superior Court for Skagit County Probate Cause No. 9859 on September 13, 1962, extending Southerly from the South line of the premises above described to the Northerly line of the County road.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence Easterly along the meander line 219.05 feet;
thence South 33.56 feet to the true point of beginning;
thence South 430 feet, more or less, to the County road;
thence West 20 feet;
thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052;
thence West 10.78 feet;
thence North 50 feet;
thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section;
thence North 88 degrees 07'33" East along the meander line, 219.05 feet;



thence South 0 degrees 02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;

thence North 89 degrees 58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;

thence South along said East line, 79.20 feet, more or less, to the Southeast corner of said Billeter tract;

thence West along the South line of said Billeter tract 15 feet;

thence South 0 degrees 02' West 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road;

thence North 86 degrees 27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86 degrees 27'50" West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;

thence North 0 degrees 02' East 144.20 feet;

thence North 25 degrees 10'42" East, 35.37 feet;

thence North 0 degrees 02' East, 83.00 feet, more or less, to the South line of said Metzker tract;

thence West along said South line a distance of 20 feet, more or less, to the true point of beginning.

EXCEPT that portion thereof lying within the boundaries of the above described Parcels "A" and "C".

Situate in the County of Skagit, State of Washington.

PARCEL "E":

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87 degrees 22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 2 chains thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence East 109 feet to the true point of beginning;
thence East along the meander line 239.65 feet;
thence South 44.55 feet;
thence West 239.65 feet, more or less;
thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "G":

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section;
thence North 88 degrees 07'33" East along the meander line 219.05 feet;
thence South 0 degrees 02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;

thence North 89 degrees 58' West a distance of 20 feet, more or less, to the East line of that certain tract sold to Paul Billeter et ux by instrument recorded July 26, 1967, under Auditor's File No. 702409;

thence South along said East line and said East line extended, a distance of 83 feet, more or less, to a point which bears North 89 degrees 58' West a point on the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, which lies 83 feet from the South line of said Metzker Tract when measured along said East line; thence South 89 degrees 58' East a distance of 148.83 feet, more or less, to the East line of said Green Tract; thence North along the East line of said Green Tract 83 feet to the South line of the said Metzker Tract; thence West along said South line 129.64 feet to the true point of beginning, EXCEPT that portion lying West of the East line of the following described tract:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less, to the County road; thence West 20 feet; thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed to James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning. (Said Parcel also known as Tract A of Short Plat No. 35-73.)

TOGETHER WITH an easement for ingress, egress and utilities of the East 10 feet of Tracts B and C of said Short Plat No. 35-73.

Situate in the County of Skagit, State of Washington.

PARCEL "H":

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less, to the County road; thence West 20 feet; thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052; thence West 10.78 feet; thence North 50 feet; thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "I":

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section; thence North 88 degrees 07'33" East along the meander line, 219.05 feet; thence South 0 degrees 02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning; thence North 8 degrees 58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H.



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Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409; thence South along said East line 79.20 feet, more or less, to the Southeast corner of said Billeter tract; thence West along the South line of said Billeter tract 15 feet; thence South 0 degrees 02' West, 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road; thence North 86 degrees 27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86 degrees 27'50" West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road; thence North 0 degrees 02' East 144.20 feet; thence North 25 degrees 10'42" East 35.37 feet; thence North 0 degrees 02' East, 83.00 feet, more or less, to the South line of said Metzker tract; thence East along said South line a distance of 20 feet, more or less, to the true point of beginning,

EXCEPT that portion thereof lying within the boundaries of the above described Parcels "G" and "H".

Situate in the County of Skagit, State of Washington.

PARCEL "J":

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 2 chains thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "K":

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.; thence East 109 feet to the true point of beginning; thence East along the meander line 239.65 feet; thence South 44.55 feet; thence West 239.65 feet, more or less; thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

